

OWATONNA PLANNING COMMISSION MINUTES FOR MAY 26, 2020

The Owatonna Planning Commission met in regular session at 5:30 pm in the Council Chambers of the City Administration Building with Vice President Mark Meier conducting the meeting. Present at roll call were Commissioners Dan Boeke, John Eickhoff, Mark Meier, Kelly Rooks, and Rachel Springer-Gasner. Community Development Manager Greg Kruschke was also present.

Community Development Manager Greg Kruschke read a statement to allow for the meeting to be conducted by telephonic or electronic means and all votes will be roll call votes.

A motion was made by Springer -Gasner and seconded by Eickhoff to approve the minutes of the regular meeting of May 12, 2020. Commissioners voting Aye: Dan Boeke, John Eickhoff, Mark Meier, Kelly Rooks, and Rachel Springer-Gasner. Approved 5-0.

Preliminary Plat of Greenhouse Addition No. 2, which is a 52.03± acre tract of land zoned I-1, Light Industrial District, owned by CEFF Medford Property LLC / Revol Greens and located at 2781 50th Street NW, was presented by Community Development Manager Kruschke. (Refer to report on file.) Public hearing opened at 5:33. There were no comments from the public and the hearing was closed at 5:34.

A motion was made by Boeke and seconded by Rooks to recommend City Council approval of this preliminary plat of Greenhouse Addition No. 2 with the following conditions:

- 1) The final plat shall be approved within one year of the date of approval of the preliminary plat.
- 2) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
- 3) The applicant shall provide the utility easement as shown on the proposed final plat drawing.

Commissioners voting Aye: Dan Boeke, John Eickhoff, Mark Meier, Kelly Rooks, and Rachel Springer-Gasner. Approved 5-0.

Preliminary Plat of Sanders South Addition, which is a 32.38± acre tract of land zoned I-2, Heavy Industrial District, owned by City of Owatonna and located at Bridge Street West between 32nd & 39 Ave NW, was presented by Community Development Manager Kruschke. (Refer to report on file.) Public hearing opened at 5:37. There were no comments from the public. The public hearing was closed at 5:38

A motion was made by Eickhoff and seconded by Boeke to recommend City Council approval of this preliminary plat of Sanders South Addition with the following conditions:

- 1) The final plat shall be approved within one year of the date of approval of the preliminary plat.
- 2) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
- 3) The applicant shall provide the utility easement as shown on the proposed final plat drawing.
- 4) Each lot will be responsible to handle their own stormwater upon development of that lot.
- 5) The owner of Lot 3 shall grant Lot 2 an easement for the sewer service to be connected to the manhole.

Commissioners voting Aye: Dan Boeke, John Eickhoff, Mark Meier, Kelly Rooks, and Rachel Springer-Gasner. Approved 5-0.

Conditional Use No. C-1433, which is a request by Brad Seykora, Seykora Asphalt to allow for construction of their construction offices and associated uses at 3300 Bridge Street West, was presented

by Community Development Manager Kruschke. Uses within the operation will include crushing, stockpiling, outdoor storage, outdoor fuel pumps, and other associated uses. (Refer to report on file.) Public hearing opened at 5:41. Brad Seykora, Seykora Asphalt, the applicant stated that they are excited to build this operation up for the future. They will meet all requirements and have dust control on the site. The crushing operation will not occur more than a few times a year and only for a day or two at a time. John Schulte V, Jones, Haugh, & Smith, the developer's engineer, stated that although there is a large amount of grading on this site it is a fairly straight forward project. The public hearing was closed at 5:43.

Commissioner Eickhoff questioned Mr. Seykora on if this would be a new operation. Mr. Seykora stated that it is not a new operation but they would be consolidating a number of different properties around Owatonna into this one property.

A motion was made by Boeke and seconded by Springer - Gasner to recommend City Council approval of this conditional use request with the following conditions:

- 1) All signs shall have a sign permit.
- 2) All public and employee parking stalls, as well as the access to those areas, shall be hard surfaced with either concrete or bituminous as code requires.
- 3) Detailed storm water plans shall be approved by the City Engineer prior to issuance of a grading permit.
- 4) Any exterior storage shall be screened from Bridge Street.

Commissioners voting Aye: Dan Boeke, John Eickhoff, Mark Meier, Kelly Rooks, and Rachel Springer-Gasner. Approved 5-0.

Final Plat of Regan Addition, which is a 1.38± acre tract of land zoned B-2 Community Business District, owned by City of Owatonna / LWO Partnership #116 and located at 407 Cherry Street, was presented by Community Development Manager Kruschke. (Refer to report on file.)

A motion was made by Rooks and seconded by Boeke to recommend City Council approval of this final plat of Regan Addition with the following conditions:

- 1) The final plat shall be recorded within 60 days of the approval.
- 2) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
- 3) The applicant shall provide the utility easements as shown on the proposed final plat drawing.
- 4) Any unused sewer and water services shall be disconnected at their respective mains in conjunction with the demolition of the structures.

Commissioners voting Aye: Dan Boeke, John Eickhoff, Mark Meier, Kelly Rooks, and Rachel Springer-Gasner. Approved 5-0.

The next Planning Commission meeting is scheduled for June 9th.

There being no further business to come before the Planning Commission at this time, a motion was made by Boeke and seconded by Springer-Gasner to adjourn the meeting at 5:53 pm. Commissioners voting Aye: Dan Boeke, John Eickhoff, Mark Meier, Kelly Rooks, and Rachel Springer-Gasner. Approved 5-0.

Respectfully Submitted,

Greg Kruschke
Community Development Manager

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